

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
JULY 19, 1999

PRESENT: Dave Wakeman, Chairman
Mary Valentine
John Potera
Jim Ebersole
Terry Janicz

Don Folger, Code Enforcement Officer
Rebecca Baker, Planning Board Clerk

The board met with the Town Board at 7:00 PM in order to inform them of Northeast Caissons' plans for rezoning their parcel on Scotland Rd. Dave explained the proposed plans, the opinions of the planning board, and the advice of the Town Engineer. There were many questions from the Town Board regarding the issue of requesting multiple zones versus one and how that would affect the current and future residences. The planning board would like to see something similar to the Amherst Audubon Park, and the Town Board liked that concept also. The planning board will consider the comments from the Town Board when making their future recommendations.

A motion to accept the minutes of June 21, 1999 was made by Jim, seconded by Mary and all approved.

Dave recommended we include a drainage plan as part of the site plan checklist in the future.

A drainage plan was received from Jim Ebersole regarding his subdivision on Keller Rd. The board was satisfied with the plan, and it met all requirements.

The board held two public hearings on subdivisions. Please see attached minutes.

Jim rejoined the meeting after completion of the public hearing regarding his subdivision.

The board met with Annette and John Schenne, Engineer for Dale Perry. Mr. Schenne has power of attorney for Mr. Perry. The revised site plan now shows two easements, twenty (20') feet wide and a stormwater retention pond across the rear of the four proposed lots. Mr. Perry is now filing for a 4 lot minor subdivision, because the lots did not perk with the health department, allowing only a maximum of four (4) lots. It will be up to the Town Board if they choose to own those easements for maintenance or if they will revert to the individual lot owners and it will be their responsibility to maintain the easements and pond (in which case that can be written as a deed restriction). The Town Engineer accepted the drainage plan. A public hearing will be set for Aug 16, 1999.

The board met with Kelly Schultz to review the site plan for an addition. As per the Town Board, Mr. Schultz presented a ten-year master plan for his acreage. The planning board was very pleased with the plan and the direction Mr. Schultz is taking. It was well thought out and certainly maintains the air of a rural community. It is, however, understood that it is only a plan and Mr. Schultz will not be held to it. The drainage plan for his previous addition meets the requirements for this proposed addition. There will be no landscaping in front because he plans to use displays (hay stacks, mum plants, corn stalks etc.) for that purpose. John made a motion to recommend approval of the site plan. Terry seconded the motion and all approved.

The board met with Charles Carter and Peter Henley from Northeast Caissons regarding their request for rezoning. The Town Board's concerns were discussed and Mr. Henley informed the planning board that his priority is getting the current proposed building built, but for the future, he wished to have some residential property, resulting in immediate income to help offset the cost of the project. Terry made a motion to recommend approval of the siteplan with a minor modification (relabelling the access off Scotland Rd. to an utility easement). John seconded the motion and all approved.

The board met with Robert Schlossin, owner of Triple S Construction and WNY Mulch Products. He is requesting permission to operate his mulching business in the Town of Newstead on the 50 acres owned by Pine Hill on Crittenden Rd. Currently it is located on Exchange St. in the Town of Alden. The conflict between the Town of Alden, local taxpayers and Mr. Schlossin is interfering with the operation of his business. He presented the planning board with a noise study, and assures the town there is no dust from the wood chips. The question arose as to whether or not it would be a permitted use in the RA District. Mr. Folger will look into the matter with the DEC (if an agricultural enterprise). There will be no buildings and the traffic would be heaviest during the months of April and May (approx. 10-12 loads/day). The board requested permission to inspect his current operation in Alden and they were granted permission.

After Mr. Schlossin left, Don asked the board to consider what benefit to the town this operation would be. Other than noise and dust, which the property owners will complain about, what will this operation provide?

Mr. Folger also asked the board if they would put the issue of peddlers' licenses on the next agenda.

John made a motion to adjourn the meeting at 10:36PM. Mary seconded the motion and all approved.

Respectfully submitted by,
Rebecca K. Baker,
Planning Board Clerk